



Scott Walker, Governor
Eric Esser, Acting Secretary

General FAQs

1. Do mobile homes need a stipulation if they are being rented?

Answer: No. Per exclusion W-7 all manufactured (mobile) homes are exempt from the code even if they are no longer mobile, and even if they have large additions to the original home. Mobile homes are covered under federal energy conservation standards.

2. If the wheels are taken off a mobile home, is it still excluded from compliance?

Answer: Yes. Mobile or manufactured homes are excluded from the Rental Weatherization Program. A mobile home is a manufactured home that is, or had been equipped with a chassis. Mobile homes mounted on foundations are excluded. The same is true if rooms are added: it is still classified as a mobile home and excluded from the code.

3. I am renting to a family member. Is the building exempt from needing a stipulation?

Answer: The code excludes transfers that are for no or nominal consideration between husband and wife or parent and children. Otherwise the code would apply.

4. Why do I need a stipulation on this property?

Answer: Starting January 1, 1985, most residential properties in Wisconsin have had to meet minimum energy conservation standards at the time of ownership transfer. This applies to 1 and 2 family residences constructed prior to December 1, 1978 and buildings with 3 or more living units constructed prior to April 15, 1976.

5. How do I look up property to know if there was a previous or current stipulation?

Answer: Property can be looked up on our website at [Rental Weatherization Database](#). This will take you to the research page. You can search by county, street, house number or city.

6. How long is a satisfaction of compliance good for?

Answer: A satisfaction of compliance is good for the life of the building. A compliance is based on an inspection done by a State of Wisconsin certified rental weatherization inspector. The compliance will need to be recorded with the Register of Deeds.

7. Is a conveyance that is exempt from transfer fee under sec. 77.25, Wis. Stats., also exempt from the Rental Weatherization standards under sec. 101.122, Wis. Stats.?

Answer: Yes. Exclusion code W-3 applies if the conveyance was exempt under one of the exemptions from transfer fee under sec. 77.25, Wis. Stats. See Wis. Admin. Code SPS sec. 367.03(1)(b)1.

8. Do the Rental Weatherization standards apply to a property that will be torn down within two years of transfer?

Answer: Yes. In this case, you would file a Waiver that indicates that the property will be demolished within two years of the transfer. Once the property is demolished, notify the Department of Safety and Professional Services and a Satisfaction of Compliance will be issued. The Satisfaction of Compliance should be recorded with the Register of Deeds.